



Toyse Lane, Burwell, CB25 0DF

CHEFFINS

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Burwell,
CB25 0DF

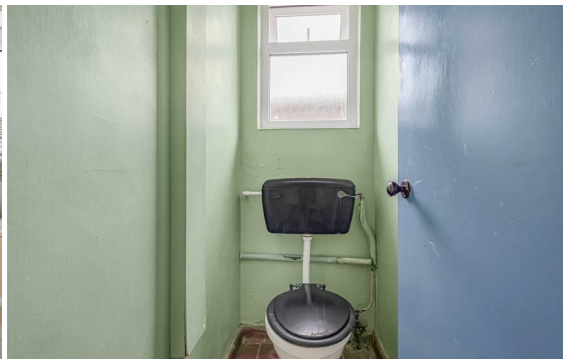
- Detached Family Home
- Excellent Potential for Improving
- 3 Bedrooms - 1 Ensuite
- 2 Reception Rooms
- Kitchen & Utility Room
- Enclosed Rear Garden
- Garage & Driveway
- NO CHAIN

A spacious 3 bedroom detached family home located in the sought after village of Burwell, offering fantastic scope for modernisation. Available with NO CHAIN, the property includes 2 reception rooms, a conservatory, and a kitchen with separate utility room. Upstairs, the accommodation comprises a principal bedroom with en-suite, 2 further bedrooms and a family bathroom. Externally, the home benefits from a generous enclosed rear garden and a driveway with garage.

3 2 2

Offers In Excess Of





LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

ENTRANCE PORCH

with an entrance door, windows to the front and side aspects.

ENTRANCE HALL

with stairs to the first floor.

LIVING ROOM

A double aspect room with windows to the front and side aspects, corrugated internal window into the dining room, radiator.

KITCHEN

with base and wall mounted units, worktops over, built in double oven, 4 ring hob with extractor hood over, sink and drainer, tiled splashbacks, space and plumbing for dishwasher, space for fridge/freezer.

DINING ROOM

with a radiator, double doors leading into the conservatory.

CONSERVATORY

Brick built construction with a radiator, double glazed windows and double doors leading outside.

UTILITY AREA

with the boiler, space for white goods (fridge/tumble dryer), window to the rear aspect, door to the side and further door into the garage.

CLOAKROOM

with a low level WC, window to the side aspect.

FIRST FLOOR**LANDING**

with loft access, window to the side aspect.

BEDROOM 1

with a radiator and a window to the front aspect.

ENSUITE BATHROOM

with a corner bath with shower over, hand wash basin.

BEDROOM 2

with a radiator and a window to the rear aspect.

BEDROOM 3

with a radiator, window to the front aspect.

BATHROOM

with a panelled bath, hand wash basin, window to the rear aspect.

CLOAKROOM

with a low level WC, window to the rear aspect.

OUTSIDE

To the rear of the property is a private and enclosed garden, mainly laid to lawn with mature trees, shrubs and flowers, a paved patio area, outside lighting and tap, side gated access.

To the front of the property is a large driveway providing off-road parking for several vehicles and access to the;

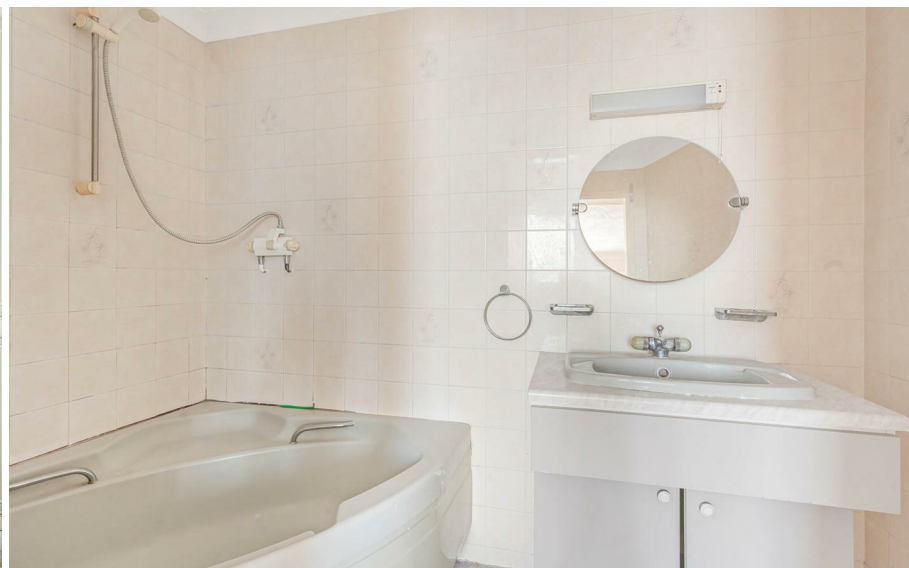
GARAGE

with an up and over door, power and light, windows to the side aspects.

SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.



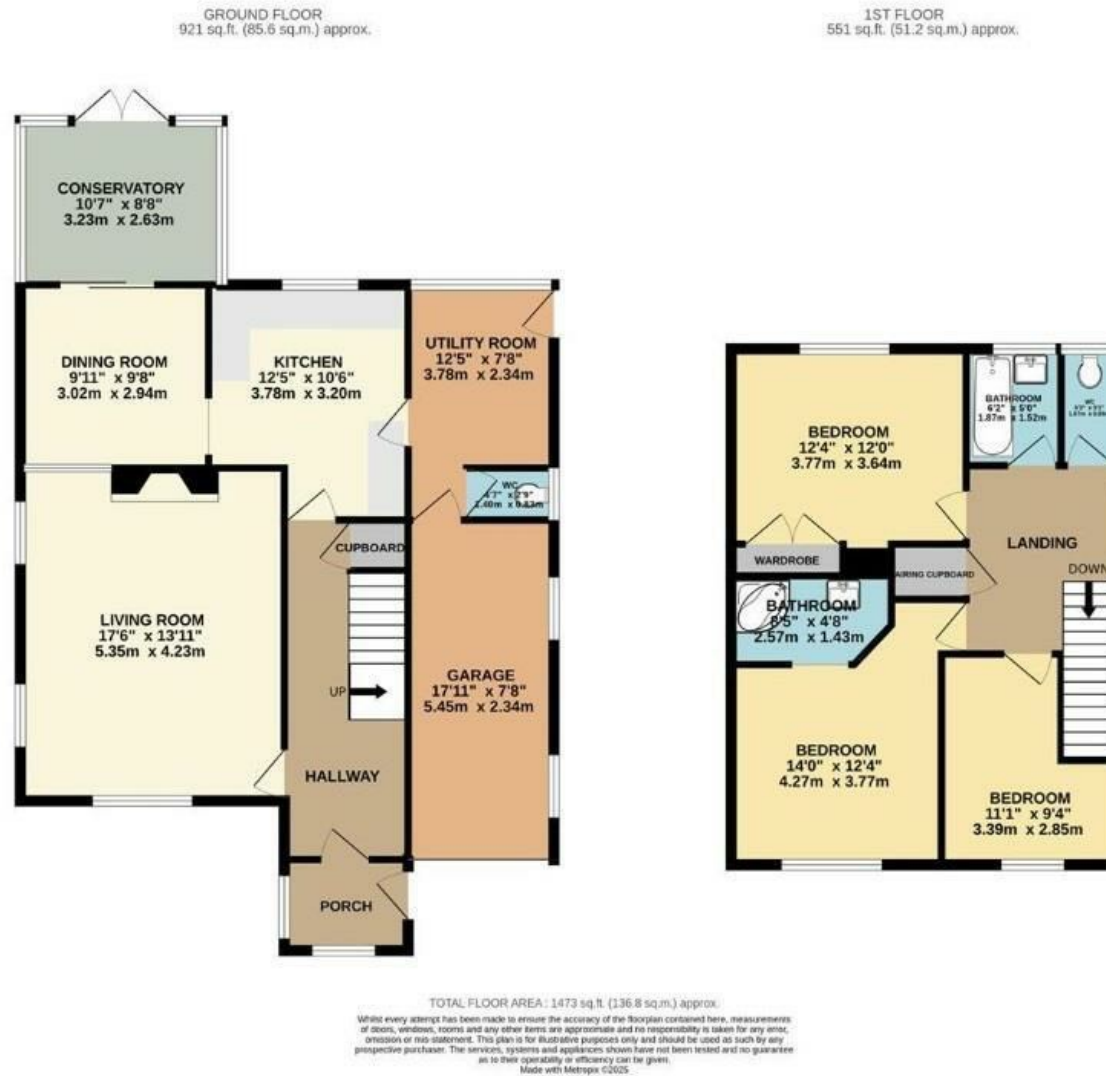


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Offers In Excess Of £450,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – East Cambridgeshire







For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

